061.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	701,700 / 701,700
					USE VALUE:	701,700 / 701,700
					ASSESSED:	701,700 / 701,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
190		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRY JEFFERY &
Owner 2:	FRY KATE SWEENEY
Owner 3:	
Street 1:	190 LOWELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MORANIAN GEORGE--ETAL -
Owner 2:	MORANIAN HEREPSIME A -
Street 1:	190 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,272 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1584 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8272.000	234,000		467,700	701,700
Total Card	0.190	234,000		467,700	701,700
Total Parcel	0.190	234,000		467,700	701,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.99 | /Parcel: 442.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 40360

GIS Ref

GIS Ref

Insp Date 10/26/18

!5312!

PREVIOUS ASSESSMENT

Parcel ID 061.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	234,000	0	8,272.	467,700	701,700	701,700	Year End Roll	12/18/2019
2019	101	FV	201,600	0	8,272.	461,000	662,600	662,600	Year End Roll	1/3/2019
2018	101	FV	201,600	0	8,272.	354,100	555,700	555,700	Year End Roll	12/20/2017
2017	101	FV	201,600	0	8,272.	334,100	535,700	535,700	Year End Roll	1/3/2017
2016	101	FV	201,600	0	8,272.	307,400	509,000	509,000	Year End	1/4/2016
2015	101	FV	189,200	0	8,272.	287,300	476,500	476,500	Year End Roll	12/11/2014
2014	101	FV	189,200	0	8,272.	264,600	453,800	453,800	Year End Roll	12/16/2013
2013	101	FV	189,200	0	8,272.	264,600	453,800	453,800		12/13/2012

PRINT

Date	Time
12/10/20	20:13:10

LAST REV

Date	Time
02/12/19	13:11:50

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5312

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORANIAN GEORGE	68300-391		10/28/2016		605,000	No	No		
	8113-499		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	40360
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	CC	Chris C
3/28/2017	SQ Returned	MM	Mary M
9/22/2016	Meas/Inspect	DGM	D Mann
12/2/2008	Meas/Inspect	372	PATRIOT
2/11/2000	Inspected	264	PATRIOT
1/13/2000	Mailer Sent		
1/7/2000	Measured	163	PATRIOT
7/27/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8272		Sq. Ft.	Site		0	70.	0.81	6									467,714						467,700	

Total AC/HA: 0.18990 | Total SF/SM: 8272 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 467,714 | Spl Credit | Total: 467,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	76800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	317884
Depreciation:	83921
Depreciated Total:	233963

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1				HB	1	

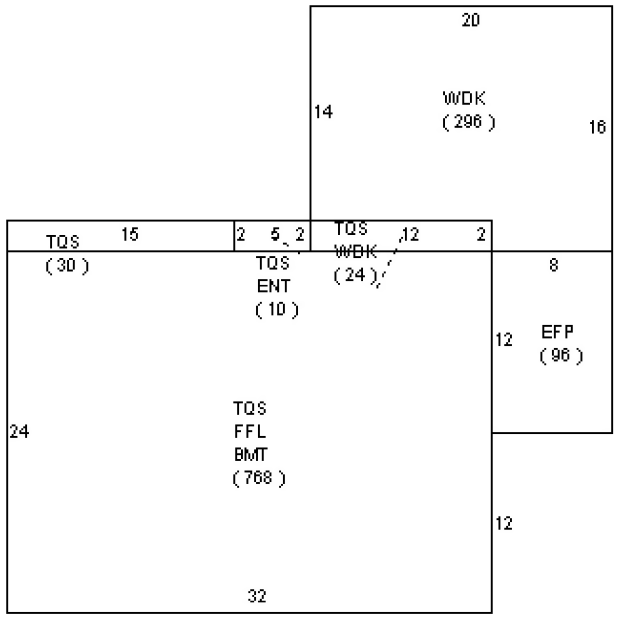
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	90.49
Final Total:	234000	Val/Su SzAd	168.10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	45.920	35,268
FFL	First Floor	768	141.740	108,853
TQS	3/4 Story	624	141.740	88,443
WDK	Deck	320	9.120	2,920
EFP	Enclos Porch	96	55.580	5,336
ENT	ENTRY	10	26.400	264

Net Sketched Area:	2,586			Total:	241,084
Size Ad	1392	Gross Are	2794	FinArea	1584

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

061.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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